

**TOWN OF GILBERT
PLANNING COMMISSION STUDY SESSION
COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE
GILBERT, AZ
FEBRUARY 6, 2019**

COMMISSION PRESENT:

Chairman Brian Andersen
Vice Chair Carl Bloomfield
Commissioner David Cavenee
Commissioner Brian Johns
Commissioner Les Smith

COMMISSION ABSENT:

Commissioner Greg Froehlich
Alternate Commissioner Philip Alibrandi
Alternate Commissioner James Torgeson

STAFF PRESENT:

Sydney Bethel, Planner II
Stephanie Bubenheim, Planner II
Ashlee MacDonald, Senior Planner
Nathan Williams, Senior Planner
Amy Temes, Interim Principal Planner
Catherine Lorbeer, Interim Planning Manager

ALSO PRESENT:

Amanda Elliott, Redevelopment Administrator/Heritage
District Liaison
Town Attorney Nancy Davidson
Council Liaison Brigitte Peterson
Recorder Debbie Frazey

CALL TO ORDER

Chair Brian Andersen called the February 6, 2019 Study Session of the Planning Commission to order at 5:05 p.m. Chair Andersen called the first item on the agenda.

- 1. Z19-01 HERITAGE DISTRICT DESIGN GUIDELINES: CITIZEN REVIEW AND INITIATION OF AMENDMENT TO THE TOWN OF GILBERT LAND DEVELOPMENT CODE, BY AMENDING CHAPTER I ZONING REGULATIONS, DIVISION 2 LAND USE DESIGNATIONS, ARTICLE 2.4**

Town of Gilbert Planning Commission
Study Session February 6, 2019

HERITAGE VILLAGE CENTER ZONING DISTRICT, DIVISION 3 OVERLAY ZONING DISTRICT, ARTICLE 3.4 HERITAGE DISTRICT OVERLAY ZONING DISTRICT, AND DIVISION 6 USE DEFINITIONS; AMENDING CHAPTER II, DESIGN STANDARDS AND DESIGN GUIDELINES, ARTICLE 1.8 HERITAGE DISTRICT DESIGN GUIDELINES; AND AMENDING THE GLOSSARY OF TERMS RELATED TO DEVELOPMENT STANDARDS WITHIN THE HERITAGE VILLAGE CENTER ZONING DISTRICT.

Amanda Elliott began her presentation on Z19-01, Heritage District Design Guidelines. She informed the Commission that she was the Redevelopment Administrator and Heritage District Liaison. She said that the request was for the Planning Commission to initiate a Text Amendment to the LDC and conduct a Citizen Review.. She stated that Design Guidelines are a set of recommendations towards good design and practice in design. She said that currently there is a set of Design Guidelines which were initiated by the Planning Commission in 2008 and adopted by the Town Council in 2010. At that time, extensive public outreach was completed in an effort to create Residential and Commercial Design Guidelines. Additionally, the Heritage District also has a Redevelopment Plan. She said the Heritage District's most recent Redevelopment Plan was delivered in 2018 through a comprehensive outreach to both residents and businesses throughout the Town of Gilbert and adopted by Council in August of 2018. Ms. Elliott told the Commission that they set forth a number of goals for the Design Guidelines for the Heritage District which included being both comprehensive and solving challenges faced by all departments. She said they want the guidelines to be easy to navigate and include imagery that includes what they are trying to achieve, as well as being innovative by thinking about the future evolution of the Downtown, not just what it is today. They also desire that the guidelines be efficient and succinct. She said at the beginning of the process, Staff looked at approximately 30 sets of Design Guidelines to determine what the Best Practices were in other jurisdictions in an effort to look at innovative ideas and techniques that were used and how the Town could incorporate those Best Practices within the Heritage District's Design Guidelines. She shared the timeline for the Design Guideline process. She said she is before the Commission tonight to bring back feedback and will also receive input from the stakeholder group, and then combine the feedback into a draft of the Design Guidelines. The draft will then be brought back to a Study Session for both Planning Commission and Redevelopment Commission in April and ultimately be brought back before the Planning Commission for a recommendation in May and adoption by Town Council in June of 2019. She said these dates could possibly flex as they want everyone to have a voice and an opportunity to provide their input on the Design Guidelines. Additionally, Amanda Elliott said that over the past three years they have done extensive public outreach and they took the recurring ideas that came out of that outreach and created an update to the Design Guidelines as is. She said this also includes the input from the Technical Committee and Stakeholder Groups. She said that these included specifics from the Redevelopment Plan to make sure that the Design Guidelines reflect the current Redevelopment Plan, as well as other things, such as bicycle parking and multimodal parking, passenger loading zones for Uber and Lyft, commercial loading zones,

activating alleyways, window displays, wayfinding, placemaking, character areas within residential neighborhoods and adaptive reuse. She said she looks forward to receiving Planning Commission input and continuing the dialogue with the community. She requested that the Planning Commission initiate a Text Amendment to the Land Development Code and Conduct a Citizen Review.

Chair Brian Andersen then initiated the Text Amendment to the LDC to amend Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.4 Heritage Village Center Zoning District, Division 3 Overlay Zoning District, Article 3.4 Heritage District Overlay Zoning District, and Division 6 Use Definitions; amending Chapter II, Design Standards and Design Guidelines, Article 1.8 Heritage District Design Guidelines; and amending the Glossary of Terms related to development standards within the Heritage Village Center Zoning District. He also said he would be conducting a Citizen's Review and asked if there was any member of the public in attendance that would like to address the Commission on this subject. No member of the public wished to speak.

2. UP18-40, COOPER & GUADALUPE RETAIL: REQUEST TO APPROVE A CONDITIONAL USE PERMIT FOR APPROX. 1.07 ACRES LOCATED AT THE NORTHEAST CORNER OF COOPER AND GUADALUPE ROADS TO ALLOW AN EATING AND DRINKING ESTABLISHMENT (RESTAURANTS, LIMITED SERVICE) IN THE NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT.

DR18-208, COOPER & GUADALUPE RETAIL: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, AND COLORS AND MATERIALS FOR APPROXIMATELY 1.07 ACRES, GENERALLY LOCATED AT THE NORTHEAST CORNER OF COOPER AND GUADALUPE ROADS, AND ZONED NEIGHBORHOOD COMMERCIAL (NC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

Sydney Bethel began her presentation on UP18-40 and DR18-208, Cooper & Guadalupe Retail. She shared the location of the subject site at the northeast corner of Cooper and Guadalupe Roads. She indicated that it is presently vacant and has been for some time. She said the development to the north and to the east has been there since approximately 2005 and the existing gas station has been there since 1996. She said the request is for two separate submittals. The first request is for a Conditional Use Permit to allow an eating and drinking establishment, specifically Restaurant, Limited Services, in the Neighborhood Commercial (NC) zoning district. She said the concurrent request is for the Design Review for the proposed building. She shared the Site Plan, noting the connections to the existing center. She said that this was not part of a Master Site Plan, but did previously have elements built out. She said that nine parking stalls were built to the north, as well as existing driveways, and they desire to seamlessly transition to the existing site. She said the proposed building is approximately 6,000 square feet with a small exterior patio located in the front of the building to support the restaurant use. She said the applicant is proposing four separate

suites: a restaurant, two retail and one nail salon. She shared the proposed drive-thru, noting that the Use Permit is specifically to support the restaurant suite located on the western side. She said they are proposing some connections to the existing site, such as to the gas station, as well as utilizing two existing drives that are already on the site. She shared the Colors and Materials, noting that they were selected to closely resemble what is existing on the site today. They specifically match the office and retail to the north and to the east, and are slightly different, but compatible with the gas station, which has a similar design, but a different color palette than the other existing buildings. She shared the Elevations. She shared a view of what is presently existing on the site today. She finished her presentation and asked for general input on overall site layout and overall comments on building elevations.

Chair Brian Andersen called for comments or questions for Staff.

Comment/Question: Brian Johns said that the design, the masking and the colors match exactly to what is behind it, so he doesn't have any issues. He said they have a pedestrian connection and the drive-thru looks like it will flow well. He asked if the employees would have to travel through the retention to get to the dumpster. He suggested seeing if there could be some type of connection made which might make it safer if someone had to take the trash out at night. He said he was assuming that it was an existing trash enclosure.

Answer: Sydney Bethel said it isn't existing, but would be a new enclosure. She said there is an existing enclosure directly to the east. She said she could look into his question further.

Comment: Brian Johns said he didn't have any further comments because it seems that they have a lot of flow with their parking. He also said he hadn't noticed any Staff concerns.

Comment: David Cavenue said they have fit the project in well with the neighbors and it looks like a perfect fit for this site. He said as he looks at the flow of the drive-thru, he is a little concerned with the radius at the entry on the south side because it looks a little tight. He said he thought everything else looked great and as long as the palette matches the frontage, he is agreeable to everything else.

Question: Chair Andersen asked about the location where they were proposing a patio on the elevations. He asked if they were to assume that the tenant would bring their own tables and chairs and umbrellas to create some sort of shade for that patio.

Answer: Sydney Bethel said that is assumed. She said at the applicant's pre-application, it had been suggested that they do a canopy over it, but they decided to allow the owner to place the tables and chairs on the patio.

Question: Chair Andersen asked if that would probably involve umbrellas during the summer time.

Answer: Sydney Bethel answered affirmatively.

Question: Chair Andersen said it looked like the roof is sloping from front to rear. He asked if they were proposing scuppers in the back of the building for the water to drain off or if they would have roof drains.

Answer: Sydney Bethel said that she did not know the answer to that question, but she could definitely look into it and provide an answer at the next presentation.

3. GP18-17, KB HOMES ELLIOT AND MCQUEEN - REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 13.62 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF ELLIOT AND MCQUEEN ROADS FROM COMMUNITY COMMERCIAL TO RESIDENTIAL > 3.5-5 DU/ACRE.

Z18-32, KB HOMES ELLIOT AND MCQUEEN: REQUEST TO AMEND ORDINANCE NO. 507 PERTAINING TO THE PROVIDENT PROPERTIES PLANNED AREA DEVELOPMENT (PAD) BY REMOVING FROM THE PROVIDENT PROPERTIES PAD APPROXIMATELY 13.62 ACRES CONSISTING OF 13.62 ACRES OF COMMUNITY COMMERCIAL (CC) ZONING DISTRICT WITH A PAD, GENERALLY LOCATED AT THE NORTHWEST CORNER OF ELLIOT AND MCQUEEN ROADS; APPROVING THE DEVELOPMENT PLAN FOR THE ELLIOT AND MCQUEEN PAD; AND CHANGING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY FROM 13.62 ACRES OF COMMUNITY COMMERCIAL (CC) ZONING DISTRICTS WITH A PAD TO 13.62 ACRES OF SINGLE FAMILY – ATTACHED (SF-A) WITH A PAD.

Ashlee MacDonald began her presentation on GP18-17 and Z18-32, KB Homes. She shared the location of the site at the northwest corner of Elliot and McQueen Roads. She shared a Vicinity Map, noting that the subject site is currently vacant. She then shared the Existing General Plan Land Use Map, noting that the applicant was requesting a zoning change from Community Commercial to Residential 3.5 – 5 DU/Acre. She said there is also a concurrent request to change the zoning designation from Community Commercial to Single Family – Attached (SF-A) with a PAD. She shared one of the goals of the General Plan, which is to build a resilient Gilbert that can withstand a recession by balancing land uses and job opportunities. She said that Commercial development provides goods and services to those employment land use designations. She said there is some concern from Staff about a change to residential on this property. She said Staff believes that a non-residential use could support a lot of the uses that they are seeing come in with the Light Industrial (LI) in the surrounding area, as well as the Gilbert Spectrum development to the south. She further shared that some of the goals and policies identified within the General Plan support a non-residential land use classification. She said the applicant would need to work with the Commission and show that if they make this land use change, the Town would still be able to achieve some of these goals. She pointed out that there is a concurrent rezoning request and Staff has provided a number of comments related to this in the event that it does move forward. She said that the applicant has provided some options to share with the Commission tonight based on Staff's 1st Review comments. Planner MacDonald then shared the Conceptual Development

Plan. She said that the site would have primary access off of McQueen Road and a secondary emergency-only access point. She said as part of the Gilbert Spectrum SunCap project, a signalized intersection will be provided. She said that Staff had given feedback that the applicant should take advantage of that signalized intersection and provide access to their development from there. Additionally, she indicated the location of their primary Open Space amenity. She noted that this Open Space amenity location was the only Open Space area that provided an actual benefit to the community. She said that Staff has encouraged the applicant to increase the overall Open Space. She said Staff also has some concerns with parking, noting that they are providing parking on both sides of the street to meet their minimum parking requirements, but the street widths aren't wide enough. She said that when the applicant brings this back in for 2nd Review comments, they expect to see a different Development Plan. She said the applicant is not requesting any deviations, but they are proposing a PAD to lock in the Development Plan. She shared the different options the applicant had provided and asked the Commission to weigh in if either of the options were more favorable. She shared Option 1, which provided more of a setback along the western property boundary, and provided a pedestrian path out to the road and also through the retention basin. She shared Option 2, in which they have added pedestrian connections throughout. She finished her presentation and asked for feedback.

Question: Les Smith said that the lots seemed awfully long. He asked the width of each lot.

Answer: Ashlee MacDonald said that this is a Single Family – Attached product, so the lot width is 32.5', but she told the Commission to keep in mind that they are attached units, so there would be a 0' setback in the middle and then the buildings must be 15' apart.

Comment/Question: Vice Chair Bloomfield thanked Planner MacDonald. He said that while he understands that this property hasn't been developed for thirty years, which might make a property developer take a look at other options, he still has concerns about changing it to a residential use. He asked if it makes sense to give up land to residential development. He said the Town has relied on this area being an employment corridor, but as the Town has developed, they have freeways to the south and it feels that this site has been lost in the middle. He said he would want to know what is going on around the site to help him determine how he feels about this particular case. He also asked if Economic Development had weighed in on the case.

Answer: Ashlee MacDonald said that Economic Development has participated in this discussion from the beginning stages up until now, and they have the same concerns as Planning Staff.

Comment/Question: Vice Chair Bloomfield suggested that it seemed like Economic Development wasn't ready to throw in the towel on this site yet. He said the area to the east sat empty for a very long time, but it has now perked up and it has some users in it. He asked if they have seen steady permits in the area.

Answer: Ashlee MacDonald said that Vice Chair Bloomfield's question was a very good one, but she hadn't actually pulled up the permits in the area. She said she would have to look into that, but she had driven by the property recently and had seen active construction in the area. She said she believes there is activity happening in the area with 135,000 square feet of build-to-suit office and warehouse uses which should spur some development.

Question: Vice Chair Bloomfield asked about the Community Commercial on the south side of the road and if anyone had suggested changing that zoning.

Answer: Ashlee MacDonald said there has been some discussion on that and she has heard that it might transition to another non-residential land use.

Question: Vice Chair Bloomfield asked if she meant that it would transition to something similar to what is already there with the Light Industrial.

Answer: Ashlee MacDonald answered affirmatively.

Comment: Vice Chair Bloomfield said that this change might be a little preliminary at this stage.

Comment: David Cavenee thanked Planner MacDonald for providing the additional context. He said it also concerns him to put residential so close to the industrial components. He said that isn't usually a good neighbor connection. He said he is on the same side as Staff, that if they think they are going to need some typical Commercial in this area, that is what should be in the area. He said if they do move forward, he would recommend going with the shorter lots and would provide a buffer against the Industrial.

Question: Chair Andersen asked if they knew what the occupancy rate is on the Commercial on the northeast and south.

Answer: Ashlee MacDonald said she couldn't answer that question, but she indicated this was the type of question she had hoped the Commission would ask, so she could do further, more specific research. She said she would work with Economic Development to pull that data.

Comment: Chair Andersen said that would help him with his decision. He said if no one is moving into the areas, it wouldn't be as important to hold onto the Commercial piece.

4. Discussion of Regular Meeting Agenda

Chair Andersen asked the Commissioners if anyone wanted to pull anything off of the Public Hearing Consent Agenda. He asked if the Commission was agreeable to the Agenda as written. After some discussion about the possibility of moving some items to the Consent Agenda, it was determined that the Agenda would remain as is.

ADJOURN STUDY SESSION

With no other business before the Commission, Chair Andersen adjourned the Study Session at 5:35 p.m. He told the audience that they would take a break until 6:00 p.m. when they would begin the Regular Meeting of the Planning Commission.

Brian Andersen, Chairman

ATTEST:

Debbie Frazey, Recording Secretary

DRAFT

**TOWN OF GILBERT
PLANNING COMMISSION REGULAR MEETING
COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE
GILBERT, AZ
FEBRUARY 6, 2019**

COMMISSION PRESENT:

Chairman Brian Andersen
Vice Chair Carl Bloomfield
Commissioner David Cavenue
Commissioner Brian Johns
Commissioner Les Smith

COMMISSION ABSENT:

Commissioner Greg Froehlich
Alternate Commissioner Philip Alibrandi
Alternate Commissioner James Torgeson

STAFF PRESENT:

Sydney Bethel, Planner II
Stephanie Bubenheim, Planner II
Ashlee MacDonald, Senior Planner
Nathan Williams, Senior Planner
Amy Temes, Interim Principal Planner
Catherine Lorbeer, Interim Planning Manager

ALSO PRESENT:

Town Attorney Nancy Davidson
Council Liaison Brigitte Peterson
Recorder Debbie Frazey

PLANNER	CASE	PAGE	VOTE
Josh Rogers	DR18-156	6	Continued
Stephanie Bubenheim	DR18-191	6	Approved
Stephanie Bubenheim	DR18-206	6	Approved
Sydney Bethel	DR18-186	6	Approved
Sydney Bethel	DR18-192	6	Approved
Josh Rogers	GP18-15	6	Continued
Josh Rogers	Z18-29	7	Continued
Sydney Bethel	S18-18	8	Approved
Ashlee MacDonald	S18-20	10	Approved

Town of Gilbert Planning Commission
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CALL TO ORDER REGULAR MEETING

Chair Brian Andersen called the February 6, 2019 Regular Meeting of the Planning Commission to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE

Commissioner David Cavenee led the audience in the Pledge of Allegiance.

ROLL CALL

Recording Secretary Debbie Frazey called roll and a quorum was determined to be present.

5. APPROVAL OF AGENDA

Chair Andersen said there would be no changes to the agenda. He then called for a motion to approve the agenda. Vice Chair Carl Bloomfield made a **MOTION** to approve the agenda; seconded by David Cavenee; motion passed unanimously.

Motion passed 5-0

6. COMMUNICATION FROM CITIZENS.

At this time, members of the public may comment on matters within the jurisdiction of the Town, but not on the agenda. The Commission/Board response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.

Chair Andersen asked if there were any members of the public who wished to speak on something that was not on the agenda. Seeing no members of the public who wished to speak, he moved on to the next item on the agenda.

7. Report from Council Liaison on Current Events

Council Liaison Brigitte Peterson informed the Commission that she had given each of the Commissioners a booklet that was handed out at the Gilbert Digital State of the Town last Tuesday. She said they had a packed house for the event. She thanked those on the Commission who had attended the event. She said the video is available to watch online at GilbertAZ.gov/stateofthetown. She said the best thing about doing a digital State of the Town is that it can be viewed by anyone, anywhere, at any time. She said if someone wants to move their family or their business to Gilbert, it is a great opportunity to learn about Gilbert. She said they had just taken part in a ribbon cutting at Deloitte last week. She said that Deloitte has added 2500 jobs in the Town of Gilbert at their new location between Lindsay and Gilbert Road on

Pecos. She said they are pleased to have Deloitte in the Town. She said that this Saturday, February 9th, would be the opening day at Cactus Yards. She said this is a new venture for the Town to take over the old property, formerly known as Big League Dreams, and make it something new and exciting for the community. She said the free event will open at 4:00 p.m. and there will be a ribbon cutting between 5:30 and 6:00 on one of the new fields. She said there will also be entertainment, games, inflatables, skill challenges, live music and a movie playing. Additionally, representatives from the Cardinals, Diamondbacks, Coyotes, Phoenix Rising and Park University will be on site for the festivities.

PUBLIC HEARING (CONSENT)

All items listed below are considered public hearing consent calendar items. The Commission/Board may, by a single motion, approve any number of public hearing items where, after opening the public hearing, no person requests the item be removed from the public hearing consent calendar. If such a request is made, the Commission/Board shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion. At this time, Chair Andersen opened the public hearing and then closed the public hearing.

Chair Andersen then read the Consent Agenda (listed below with Staff Recommendations) which consisted of Item 8, DR18-156, Platinum Paint & Body; Item 9, DR18-191, Residences at Santan Village; Item 10, DR18-206, Verde at Cooley Station; Item 11, DR18-186, Val Vista & Queen Creek Retail; and Item 12, DR18-192, Val Vista & Queen Creek, Lot 3.

- 8. DR18-156 PLATINUM PAINT AND BODY: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, AND COLORS AND MATERIALS FOR APPROXIMATELY 7.76 ACRES, GENERALLY LOCATED AT THE NWC POWER AND PECOS ROADS, AND ZONED GENERAL COMMERCIAL (GC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

STAFF RECOMMENDATION

Move to continue DR18-156 Platinum Paint and Body to the March 6, 2019 public hearing.

- 9. DR18-191, RESIDENCES AT SANTAN VILLAGE: SITE PLAN, LANDSCAPE, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, COLORS AND MATERIALS FOR APPROXIMATELY 15.77 ACRES, GENERALLY LOCATED SOUTH AND WEST OF THE SOUTHWEST CORNER OF SANTAN VILLAGE PARKWAY AND RAY ROAD AND ZONED MULTI-FAMILY/MEDIUM (MF/M) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

STAFF RECOMMENDATION

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Approve the Findings of Fact and approve DR18-191, Residences at SanTan Village: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 15.77 acres, generally located south and west of the southwest corner of Santan Village Parkway and Ray Road and zoned Multi-Family/Medium (MF/M) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the February 6, 2019 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Signage must comply with the SanTan Village Marketplace Master Sign Plan or an Administrative Design Review approval is required prior to sign permitting.
4. Prior to construction document (CD) submittal, the applicant shall provide Planning staff with revised Photometric Plans with updated light pole locations.

10. DR18-206, VERDE AT COOLEY STATION: MASTER SITE PLAN, PHASE 1 SITE PLAN, LANDSCAPE, GRADING AND DRAINAGE, ELEVATIONS, LIGHTING, COLORS AND MATERIALS FOR APPROXIMATELY 15.99 ACRES, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF RECKER AND WILLIAMS FIELD ROADS AND ZONED GATEWAY VILLAGE CENTER (GVC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR18-206, Verde at Cooley Station: Master site plan, Phase 1 site plan, landscape, grading and drainage, elevations, lighting, colors and materials for approximately 15.99 acres, generally located at the southwest corner of Recker and Williams Field Roads and zoned Gateway Village Center (GVC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the February 6, 2019 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. A Master Sign Plan/Gateway Sign Plan must be approved prior to permitting.

4. The first Pad site development shall also include the adjacent parking lot (“A” or “B”) and Phase “C” (The Green).
 5. A Reclaimed Water Use Agreement must be completed with the Town prior to Construction Document approval and any modifications to the Grading and Drainage Plan must be approved by Town Engineer.
- 11. DR18-186, VAL VISTA AND QUEEN CREEK RETAIL: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, AND COLORS AND MATERIALS FOR APPROXIMATELY 2.12 ACRES, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF QUEEN CREEK ROAD AND KEY BISCAYNE DRIVE, AND ZONED SHOPPING CENTER (SC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

STAFF RECOMMENDATION

Approve the Finding of Fact and approve DR18-186, Val Vista and Queen Creek Retail: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the February 6, 2019 public hearing.
2. Administrative Design Review approval is required for all signage prior to submitting for sign permits.

- 12. DR18-192, VAL VISTA & QUEEN CREEK, LOT 3: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, AND COLORS AND MATERIALS FOR APPROXIMATELY 2.12 ACRES, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF VAL VISTA DRIVE AND QUEEN CREEK ROAD, AND ZONED SHOPPING CENTER (SC) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

STAFF RECOMMENDATION

Approve the Finding of Fact and approve DR18-192, Val Vista & Queen Creek, Lot 3: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the February 6, 2019 public hearing.

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2. Administrative Design Review approval is required for all signage prior to submitting for sign permits.

Chair Andersen then asked if any member of the Commission had a Conflict of Interest with any item on the Consent Agenda. Seeing no Conflict of Interest, he called for a motion. Vice Chair Bloomfield made a **MOTION** to approve the Consent Agenda consisting of Item 8, DR18-156, Platinum Paint & Body; Item 9, DR18-191, Residences at Santan Village; Item 10, DR18-206, Verde at Cooley Station; Item 11, DR18-186, Val Vista & Queen Creek Retail; and Item 12, DR18-192, Val Vista & Queen Creek, Lot 3; seconded by Les Smith; motion passed unanimously.

Motion passed 5-0

PUBLIC HEARING (NON-CONSENT)

Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission/Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item, you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission/Board.

- 13. GP18-15 CADIZ: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 9.99 ACRES GENERALLY LOCATED SOUTH OF THE SOUTHEAST CORNER OF S. GREENFIELD AND E. GERMANN ROADS FROM RESIDENTIAL >0-1 DU/ACRE TO RESIDENTIAL > 3.5-5 DU/ACRE.**

STAFF RECOMMENDATION

Move to continue GP18-15 to March 6, 2019

- 14. Z18-29 CADIZ: REQUEST TO REZONE APPROXIMATELY 9.99 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF THE SOUTHEAST CORNER OF S. GREENFIELD AND E. GERMANN ROADS FROM SINGLE FAMILY-43 (SF-43) TO SINGLE FAMILY-DETACHED (SF-D) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

STAFF RECOMMENDATION

Move to continue Z18-29 to March 6, 2019.

Chair Andersen then called for a motion for Item 13. Vice Chair Bloomfield made a **MOTION** to Continue Item 13, GP18-15, Cadiz to the March 6, 2019 hearing; seconded by David Cavenee; motion passed unanimously.

Motion passed 5-0

Chair Andersen then called for a motion on Item 14. Vice Chair Bloomfield made a **MOTION** to Continue Item 14, Z18-29, Cadiz to the March 6, 2019 hearing; seconded by David Cavenee; motion passed unanimously.

Motion passed 5-0

15. S18-18 ASPIRE HERITAGE DISTRICT: PRELIMINARY PLAT FOR THIRTY-TWO (32) RESIDENTIAL HOME LOTS (LOTS 1-32) ON APPROXIMATELY 2.47 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF VAUGHN AVENUE AND PALM STREET IN THE MULTI-FAMILY/LOW (MF/L) ZONING DISTRICT.

STAFF RECOMMENDATION

Approve the Findings of Fact and S18-18 Aspire Heritage District: Preliminary Plat for thirty-two (32) residential home lots (Lots 1-32) on approximately 2.47 acres of real property generally located at the northeast corner of Vaughn Avenue and Palm Street in the Multi-Family/Low (MF/L) zoning district, subject to the following conditions:

1. The Final Plat and Open Space Plan for Aspire Heritage District and construction of the project shall be in substantial conformance with Exhibit 5 Preliminary Plat and Exhibit 6 Grading and Drainage approved by the Planning Commission/ Design Review Board at the February 6, 2019 public hearing. Exhibit 7, the Open Space Plan to be approved administratively by staff.
2. The existing perimeter wall will be used as is or if needed, will be repaired or replaced by the Developer in coordination with adjacent property owners. Town approval will be required.
3. Future proposed signage complying with the Land Development Code shall be approved administratively by Planning Staff prior to submitting for sign permits.
4. A technical variance must be approved by the Town Engineer prior to final plat application to modify the Town of Gilbert Standard Detail GIL-310 pertaining to the installation of water meter boxes.

Sydney Bethel began her presentation on Item 15, S18-18, Aspire Heritage District. She shared the location of the site at the corner of Vaughn Avenue and Palm Street. She said the site is presently vacant and approximately 2.47 acres in size. She said the Commission had seen this Preliminary Plat back in December at Study Session. She said the applicant is proposing to build 32 townhome units on the site. She said there is a concurrent design review case with this Preliminary Plat that is going to the Redevelopment Commission on February 20, 2019. She

said the Preliminary Plat consists of 32 lots. She indicated that the Commission would see the original sizing from the original submittal (in black) and the modifications to the design (in blue). She said they have not added any additional lots. She stated that the density was 12.97 DU/Acre. She said the Open Space Plan has changed since the Commission saw it previously, noting that it still has one amenity area, located towards the center of the site. She said they have modified it, due to discrepancies with its compliance with the Heritage District's approved plant palette. She indicated that the applicant has modified a large amount of their landscaping to comply, the biggest change being the removal of the date palms from the front entrance. The date palms have been relocated to the amenity area where they will be more appropriate. She discussed Site Walls and Fences, noting that some of the designs have stayed the same, but some have been modified. She shared the modifications to the type of view fencing that has been proposed, as well as the modifications to the monument entry sign. She provided additional changes that have been made to the design, noting that the vehicular entrance has been modified per the recommendation of the Redevelopment Commission and the Planning Commission. She told the Commission that the Redevelopment Commission unanimously voted to recommend approval to the Planning Commission at the January 16th hearing. She finished her presentation and said that Staff recommends approval of Aspire Heritage District, subject to conditions.

Chair Andersen asked if any member of the Commission had any questions or comments for Staff. Seeing none, he invited the applicant forward to speak, but the applicant declined to make a presentation. He then asked if any member of the public wished to speak on the item. Seeing none, he closed the public hearing and brought the discussion back to the dais.

Comment: David Cavenee said that the applicant had addressed all the issues that he was concerned with at the previous meeting. He said he was pleased to see the changes.

Seeing no further comments, Chair Andersen called for a motion. Vice Chair Bloomfield made a **MOTION** to approve Item 15, S18-18, Aspire Heritage District Preliminary Plat; seconded by Les Smith; motion passed unanimously.

Motion passed 5-0

16. S18-20, ENCLAVE AT MADERA PARC: PRELIMINARY PLAT FOR PORCHLIGHT HOMES FOR 52 HOME LOTS (LOTS 1-52) ON APPROXIMATELY 10.45 ACRES, GENERALLY LOCATED SOUTH OF MADERA PARC DRIVE AND EAST OF COOPER ROAD IN THE SINGLE FAMILY - DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY, SUBJECT TO CONDITIONS.

STAFF RECOMMENDATION

Move to Approve the Findings of Fact and S18-20, Enclave at Madera Parc Preliminary Plat for Porchlight Homes for 52 home lots (Lots 1-52) on approximately 10.45 acres, generally located south of Madera Parc Drive and east of Cooper Road in the Single Family - Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay, subject to following conditions.

1. The Final Plat and Open Space Plans for Enclave at Madera Parc and construction of the project shall be in substantial conformance with Attachments 5 Preliminary Plat, Exhibit 6 Grading and Drainage Plan, and Exhibit 7 Parking Plan approved by the Planning Commission/ Design Review Board at the February 6, 2019 public hearing and the Open Space Plan to be approved administratively by staff.
2. Future proposed signage complying with the Land Development Code shall be approved administratively by Planning Staff prior to submitting for sign permits.

Planner Ashlee MacDonald began her presentation on Item 16, S18-20, Enclave at Madera Parc. She reminded the Commission that the zoning case was before the Commission in November of last year. She shared the location of the property on the east side of Cooper Road, east of the First United Methodist Church between Madera Parc Drive and Smoketree Road to the south. She said at one time, the project was part of the Madera Parc and Candlewood PAD's, but it separated from those as part of a recent zoning case to create its own Enclave at Madera Parc PAD. She said the site is 10.45 acres. She said the rezoning modified the zoning district to Single Family – Detached (SF-D) with a PAD. She said they are in compliance with the existing General Plan Land Use category of Residential > 3.5 – 5 DU/Acre with a density of 4.88 DU/Acre. She said there has been a reduction in lots from 52 to 51. She shared the approved Development Plan that showed the lot layout. She also pointed out the access to the site from Madera Parc, with emergency access only to Smoketree. She said they have also provided the 20' landscaping buffer along the boundary to the existing lots. She then discussed the retention on the site. She said the Preliminary Plat is in compliance with the Development Plan. She shared the location of the eliminated lot, which was removed to avoid a technical variance requirement. She said that when the zoning case came before the Commission, the applicant had agreed to maintain the existing view fence around the subject site, as well as provide a solid wall in one location and a view fence in another location. She said that is all part of the Open Space plan. She shared the Landscape Plan, noting that it would be approved administratively because it's under 20 acres. She said that Staff recommends approval of the proposed Preliminary Plat. She told the Commission that they had received one letter in opposition (a copy of which was provided to each Commission member on the dais) from Debbie Fisher. She said she was unable to attend tonight's meeting, but provided some photos that were taken after the recent storm, which show some water in the retention basin. Planner MacDonald stated that the letter was the only communication that Staff has received.

Chair Andersen called for comments or questions for Staff.

Comment/Question: David Cavenee said that as they talked about the case before, there was a lot of discussion about the transition into the church property and there was concern about access because the flow over is heavy at Easter and Christmas. He said he sees that there is no wall or gates there. He asked Planner MacDonald to help him understand how those concerns were addressed.

Answer: Ashlee MacDonald said that the existing church parking lot that exists will be relocated to another area. She said they will either be providing a wall in this location as part of the revisions that are to come, as they are required to have a separation fence or they may process a separation fence modification request, which would allow them to eliminate the wall. She said that is one of the items that will be addressed as part of the Open Space and Wall Plan.

Question: David Cavenee asked if the only current opposition is concerning flooding.

Answer: Ashlee MacDonald said that is the only concern that she has heard.

Comment: David Cavenee said that Commissioner Bloomfield had pointed out to him that the water showing in the photos doesn't even reach the height of the drywell entry, so he thinks the retention is doing what it is meant to do, so it wouldn't be a concern for him.

Comment: Vice Chair Bloomfield thanked Planner MacDonald for seeing this project through to the end and working with the applicant. He also thanked the applicant for working with the neighbors.

Chair Andersen opened the Public Hearing. He invited the applicant forward to make a presentation. The applicant declined to do so. He asked if any member of the public wished to speak on the item. Seeing no one that wished to speak, he closed the public hearing and brought the discussion back to the dais. With no further discussion, he called for a motion. Vice Chair Bloomfield made a **MOTION** to approve Item 16, S18-20, Enclave at Madera Parc; seconded by Les Smith; motion passed unanimously.

Motion passed 5-0

ADMINISTRATIVE ITEMS

Administrative items are for the Commission/Board discussion and action. It is to the discretion of the majority of the Commission/Board regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a public comment form indicating the Item Number on which they wish to address. The Commission/Board may or may not accept public comment.

17. Planning Commission Minutes – Consider approval of the minutes of the Study Session and Regular Meeting of January 9, 2019.

Chair Andersen called for a motion to approve the minutes of the January 9, 2019 Planning Commission Study Session and Regular Meeting. A **MOTION** was made by Vice Chair Bloomfield; seconded by David Cavenee; motion passed unanimously.

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Motion passed 5-0

COMMUNICATIONS

18. Report from Chairman and Members of the Commission on current events.

Chair Andersen said he didn't have anything to report. Vice Chair Bloomfield said that he has an aunt and uncle that live in Utah that recently visited for a week. He said they had nothing but great things to say about Gilbert. He said that each morning they got up and went on a walk and from where they were staying, they could go in a different direction every day. He said he wanted to share this with everyone because it is fun to hear other people come to town and really appreciate where we live. He said it is easy to take it for granted, but Gilbert really is a great place to be. David Cavenue said he has an employee he is trying to sell on Gilbert and he will be bringing him in this weekend to show him around.

19. Report from Planning Services Manager on current events.

Interim Planning Services Manager Catherine Lorbeer thanked the Commissioners. She shared that they would be holding their second community workshop for the 2020 General Plan Update on Thursday, February 28 from 6:00 to 8:00 p.m. She said it would be held at the McQueen Park Activity Center at 510 North Horne Street. She said it will be an Open House style so the public can come and go at times that work for them. She said that Staff would also be at hand this Saturday at Cactus Yards, where they will share information about the General Plan Update and encouraging people to sign up to receive information and provide comments.

ADJOURNMENT

With no further business before the Planning Commission, Chair Andersen adjourned the Regular Meeting at 6:25 p.m.

Brian Andersen, Chairman

ATTEST:

Debbie Frazey, Recording Secretary